

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00860/FULL	Playing Field at NGR 271205 112588 Chawleigh Devon	Erection of a 10m lighting column with a pair of 150 Watt LED floodlights to provide emergency lighting for Devon Air Ambulance	PERMIT	DEL	29/08/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the erection of a 10m lighting column with a pair of 150 Watt LED floodlights to provide emergency lighting for Devon Air Ambulance is considered to be supportable in policy terms. Having regard to all material considerations, the public benefits of the scheme outweigh any limited harm arising as a result of the provision of the floodlight and its impact upon neighboring residential properties and the setting of nearby listed buildings. The provision of the lighting column will help facilitate the operation of the Devon Air Ambulance during night time hours, which will significantly improve the speed at which patients can be transferred to hospital from rural locations. The application is considered to accord with the provisions of policy COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM7 and DM27 of Mid Devon Local Plan (Development Management Policies) and the presumption in favour of sustainable development set out in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00875/PNCOU	Building at NGR 299845 111420 (Great Curham Farm) Ash Thomas Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q (Barn 2)	PDA	DEL	01/09/2017
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Conditions

- 1 Prior to occupation of the proposed dwelling the fence shown in block plan 1-0016 Rev A of approval (17/01134/Full) shall be fully completed and shall be so retained.

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- 2 Prior to occupation of the proposed dwelling the Building A shown on block plan 1-0016 Rev A of approval (17/01134/Full) shall be utilised as domestic storage and for no other use and shall be so retained.
- 3 Prior to occupation of the proposed dwelling the lean-to attached to Building B shown on block plan 1-0016 Rev A of approval (17/01134/Full) shall be fully demolished.

Reasons

- 1 To ensure there is a suitable separation between the working farm and the domestic area of the farm. To reduce noise and views to the working farm.
- 2 To ensure there is a suitable separation between the working farm and the domestic area of the farm. To reduce noise and views to the working farm.
- 3 To ensure there is a suitable separation between the working farm and the domestic area of the farm. To reduce noise and views to the working farm.

Reasons

Prior approval is not required and the provision of this dwelling meets with the requirements of Class Q of Part 3. In granting approval, the applicant should note that, paragraph 3 of section Q2 of the GPDO requires the development to be completed within a period of three years starting with the date of this decision, and paragraph 12(a) of section W of the GPDO requires the development to be carried out in accordance with the approved details. The GDPO sets out at paragraph W (13) that prior approval may be granted subject to conditions reasonably related to the subject matter of the prior approval.

17/00964/HOUSE	Hackpen Mill Cottage Mill Lane Ashill Cullompton Devon EX15 3NA	Installation of 4 new windows on rear elevation	PERMIT	DEL	31/08/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application scheme seeks permission for the installation of 4 new windows in the rear elevation of Hackpen Mill Cottage, Mill Lane, Ashill. It is considered that proposed windows are acceptable in terms of how they affect the appearance of the house, and it is not considered that the insertion of the proposed new windows would harm the living conditions of any neighbouring properties in terms of overlooking or loss of privacy. The proposal is in accordance with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies and the National Planning Policy Framework).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00988/FULL	Playing Field Coach Road Silverton Devon	Erection of a 10m lighting column with a pair of 150 Watt LED floodlights to provide emergency lighting for Devon Air Ambulance	PERMIT	DEL	31/08/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the erection of a 10m lighting column with a pair of 150 Watt LED floodlights to provide emergency lighting for Devon Air Ambulance is considered to be supportable in policy terms. Having regard to all material considerations, the public benefits of the scheme outweigh any limited harm arising as a result of the provision of the floodlight and its impact upon neighboring residential properties. The provision of the lighting column will help facilitate the operation of the Devon Air Ambulance during night time hours, which will significantly improve the speed at which patients can be transferred to hospital from rural locations. The application is considered to accord with the provisions of policy COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM7 and DM25 of Mid Devon Local Plan (Development Management Policies) and the presumption in favour of sustainable development set out in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01055/FULL	Land at NGR 292538 101272 (Adjacent To Rosepark Cottage) School Lane Thorverton EX5 5JL	Erection of garage and change of use of land from agricultural to residential	PERMIT	DEL	30/08/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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- 3 Within 9 months of the substantial completion of the development, the hedge along the northern boundary of the site shall be supplemented with new hedging, details of which shall have been previously submitted to and approved in writing by the Local Planning Authority, such details to include species, size, numbers and locations of plants. Following its provision, the hedge shall be retained and within a period of 5 years from the planting of the hedge, any trees or plants which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 4 The building hereby permitted shall be used only for purposes incidental to the use of the dwelling known as Rosepark, School Lane, Thorverton as a single private dwellinghouse, and shall not be used, let or sold for any commercial purpose.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To protect the amenities of the residents of Rosepark and the amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development management Policies).

Reasons

The proposal is considered to be acceptable in that although large the building has been justified in terms of its scale and location. Additional screening hedge will help minimise the visual impact of the development. The development requires the change of use of a small area of the adjacent paddock which is not considered to result in an unacceptable loss of use agricultural land. The development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01070/FULL	Halfway House Willand Cullompton Devon EX15 2RF	Retention of a lean-to smoking shelter to front of property	PERMIT	DEL	31/08/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed retention of lean-to smoking shelter to the front of the Halfway House, Willand in terms of its scale and design is not considered to dominate the host building and is considered to be supportable in policy terms. The shelter is considered to respect the character, scale, setting and design of the existing site. It is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring site users. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR17, Local Plan part 3 (Development Management Policies) DM2 and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01072/HOUSE	Silver Cottage 1 High Bullen Silverton Exeter EX5 4RG	Erection of garden shed in front garden	PERMIT	DEL	30/08/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed shed in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to adequately respect the character, scale, setting and design of the existing dwelling and the conservation area within which it is located. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM13, DM27 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01081/FULL	Land at NGR 306468 111072 (Smithincott) Kentisbeare Devon	Erection of holiday lodge	PERCON	DEL	30/08/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 (i) The holiday accommodation unit shall be occupied for holiday purposes only. (ii) The holiday accommodation unit shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 Before their installation, details of the height and finish of the gate and post and rail fence along the northern boundary of the access drive, together with the details of the surfacing details of the access drive and parking/turning areas and soft landscaping works and a timescale for its implementation shall be submitted to and approved in writing by the Local Planning Authority. These details are to include details of the proposed grass bank and woodland planting. The proposed works shall be carried out in accordance with those approved details and thereafter maintained.
- 5 Prior to their use on site, samples/details of all the materials to be used for the external surfaces of the building (including windows, doors, roof lights, fascias and rainwater goods), plinth and decking have been submitted to and approved in writing by the Local Planning Authority. Only such approved details shall be used on the development and shall be so retained.
- 6 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 7 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting and earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Local Plan part 3 (Development Management Policies).
- 4 In the interests of highway safety, to provide a satisfactory access to the site with adequate visibility from and of emerging vehicles and to ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies) and guidance in NPPF.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM24.
- 6 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

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7 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policies COR2 and COR18 of Mid Devon Local Plan Core Strategy and policies DM2 and DM24 of the Local Plan Part 3 (Development Management Policies) on which the justification for the proposed development is based.

Reasons

The application for holiday accommodation is considered to be supportable in policy terms. The proposed unit will provide accommodation for small groups seeking a peaceful retreat in a countryside location with access to local walks and is likely to provide an attractive location for visitors. Although the holiday let will most likely be accessed via private car, as is often the case with rural tourism offers, there is some opportunity for visitors to walk or cycle to the settlements to utilise its services and therefore support the ongoing provision of these community facilities. The scheme has been designed to enable the unit to sit comfortably within the site and the visual impact is considered to be acceptable. The access and parking arrangements are considered to be acceptable. There are no other material planning considerations that are considered to outweigh the grant of planning permission and therefore conditional approval is recommended. The application scheme is considered to be acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM24 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01082/LBC	26 Fore Street Bradninch Exeter EX5 4NN	Listed Building Consent for replacement of artificial roof slates with natural slates	PERMIT	DEL	29/08/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works improve materials on the building's roof and are not considered to cause harm to the listed building or its setting and will therefore preserve its special architectural, historic and visual interest. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01083/LBC	Forge Cottage Ashill Cullompton Devon EX15 3NQ	Listed Building Consent for repairs to rear and side walls of existing utility room	PERMIT	DEL	30/08/2017

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works to address the problems of water ingress are the minimum necessary to be effective and the overall benefits to the fabric of the building are considered to outweigh any impacts on the significance of the heritage asset. Therefore the proposal is acceptable and in accordance with Policy Local Plan DM27 and paragraphs 132 and 134 of the National Planning Policy Framework

17/01089/HOUSE	18 Leat Street Tiverton Devon EX16 5LG	Erection of single storey rear extension following demolition of existing outbuilding	PERMIT	DEL	29/08/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed development is considered to be reasonable, to scale and will not harm the privacy or amenity of neighbours. It will not harm the setting of the conservation area or detract from the traditional factory housing, a local heritage asset. It is therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM2, DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre application discussion information on phone. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01100/HOUSE	27 Besley Close Tiverton Devon EX16 4JF	Erection of raised patio area in rear garden	PERMIT	DEL	29/08/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed raised patio area in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to adequately respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM13 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01109/PNCOU	Land and Buildings at NGR 306735 107685 (1-4 Warren Units) Kentsbeare Devon	Prior notification for the change of use of a building from office use (Class B1(a)) to 2 dwellings (Class C3) under Class 0	RPA	DEL	30/08/2017

Reasons

- 1 In the opinion of the Local Planning Authority the lawful use of Units 1 and 2 Warren Units is for uses falling within Class D1 of the Use Classes Order 1987 (as amended) and that insufficient evidence has been provided to demonstrate that this was not the lawful use of those units on the relevant date. Therefore the provisions of Class O, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) do not apply to the whole of the building subject of this application.

17/01128/HOUSE	9 Grantlands Commercial Road Uffculme Cullompton Devon EX15 3ED	Erection of porch, conversion of garage to additional living accommodation, and alterations to fenestration	PERMIT	DEL	01/09/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works by reason of their design, scale and appearance are considered to respect the historic fabric of the Listed Building and its setting and the character and appearance of the Conservation Area. The proposed works by virtue of their overall scale, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the host dwelling or its surroundings. Therefore the proposed alterations, including the re-rendering, would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of the Grade II listed building or its setting and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy (Local Plan Part 1), National Planning Policy Framework Paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies). As such the proposal is also considered to comply with Policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1) 2026 and Policies DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies), together with National Planning Policy Framework Paragraphs 132 and 134.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01129/FULL	Unit 3 Harris Court Kennedy Way Tiverton Devon EX16 6RZ	Sub-division of 1 retail unit to 3 retail units, erection of covered link to unit B and external re-cladding and general upgrading	PERMIT	DEL	30/08/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The sub-divided units hereby permitted shall be used for the retailing of non-food items and ancillary storage only.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the retailing activities of the town centre in accordance with policy DM17 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that the refurbished and sub-divided units will provide greater flexibility in letting the units and make the units more attractive to potential business users. There will be no material impacts on access, parking and flood risk. The development is considered to be in accordance with policies COR4, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8 and DM17 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01130/LBC	9 Grantlands Commercial Road Uffculme Cullompton Devon EX15 3ED	Listed Building Consent for internal and external alterations including erection of porch, conversion of garage to additional living accommodation, and alterations to fenestration	PERCON	DEL	01/09/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

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- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Prior to their use on site, samples or specific details of the two conservation cast iron rooflights proposed for the south facing roof slope of the converted garage have been submitted to and approved in writing by the Local Planning Authority and shall be so retained.

Reasons

- In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.
- To ensure the use of a design and materials appropriate to the works in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM13 and DM27.

Reasons

The proposed works by reason of their design, scale and appearance are considered to respect the historic fabric of the Listed Building and its setting and the character and appearance of the Conservation Area. Therefore the proposed alterations, including the re-rendering, would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of the Grade II listed building or its setting and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy (Local Plan Part 1), National Planning Policy Framework Paragraphs 132 and 134, and Policy DM27 of Local Plan Part 3 (Development Management Policies).

17/01133/HOUSE	Greenslade Court Knowle Crediton Devon EX17 5BX	Erection of a canopy porch	PERMIT	DEL	31/08/2017
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Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the erection of a canopy porch to an existing residential dwelling is considered to be supportable in policy terms. The proposed porch is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. The proposed porch is not considered to result in any harm to the integrity or setting of the adjacent listed building. Overall the proposal is considered to be in accordance with the following policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2, DM13 and DM27 of the Local Plan part 3.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01134/FULL	Land and Building at NGR 299862 111395 (Great Curham Farm) Ash Thomas Devon	Change of use of agricultural building (Barn A) to domestic storage	PERMIT	DEL	01/09/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed change of use by virtue of its location is not considered to harm the use of the farm or its surroundings. The site is located within the open countryside. It is not considered that the change of use detracts from the character or appearance of the area. The proposed change of use is not considered to detract from the character and appearance of the area or the functionality of the farm and therefore complies with policies DM2 of Mid Devon Local Plan Part 3 (Development Plan Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiations, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01145/HOUSE	Grange House Coldridge Crediton Devon EX17 6AY	Erection of detached domestic garage and store	PERMIT	DEL	31/08/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule of the decision notice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 The domestic carport/store hereby granted planning permission shall not be used for any purpose other than a purpose incidental to the enjoyment of the dwellinghouses currently known as Grange Barns to the North of the development.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18 and to protect the amenity of occupiers of nearby residential properties in accordance with policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed garage building, by reason of its design, scale and appearance is considered to respect the character and appearance of the streetscene and this particular site. As such, the proposed development complies with Policies DM13, together with the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01214/HOUSE	Dartford Templeton Tiverton Devon EX16 8BN		PERCON	DEL	31/08/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their use on site, samples of the materials to be used for all the external surfaces of the building and any retaining walls have been submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.
